



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Planning and Zoning Commission

Wednesday, September 18, 2019

5:00 PM

Work Session Room & Council Chambers

WORK SESSION BEGINS AT 5:00 P.M. IN THE WORK SESSION ROOM

REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL CHAMBERS

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Work Session on Wednesday, September 18, 2019 at 5:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

WORK SESSION

1. Work Session Reports

- A. [PZ19-270](#) Receive a presentation and hold a discussion regarding the 2019 Denton Development Code project types and the development process.

2. Clarification of agenda items listed on the agenda for this meeting. This is an opportunity for Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may include a full briefing on an item in the order it appears on the regular session agenda. Any such briefing will be repeated in regular session.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, September 18, 2019 at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney at which time the following items will be considered:

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:

- A. [PZ19-272](#) Consider approval of the minutes for August 21, 2019.

Attachments: [August 21, 2019](#)

3. CONSENT AGENDA

Staff recommends approval of the following items because they meet the requirements of the Denton Development Code. Approval of the Consent Agenda includes staff recommendations for approvals and

authorizes staff to proceed. The Planning and Zoning Commission has reviewed the applications and has had an opportunity to raise questions regarding the items prior to consideration.

- A. [PP18-0029](#) Consider a request by Haven at Denton LLC for approval of a Preliminary Plat of Lot 1, Block 1, Haven at Daugherty Addition. The approximately 8.871-acre site is generally located on the north side of Daugherty Street, 282 feet west of Johnson Street in the City of Denton, Denton County, Texas. (PP18-0029, Haven at Daugherty, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Location Map](#)
[Exhibit 3 - LLC Members List](#)
[Exhibit 4 - Preliminary Plat](#)

- B. [FP19-0011](#) Consider a request by Kimley Horn & Associates representing Toll Southwest LLC, for approval of a Final Plat of Parkvue by Toll Brothers, Phase 1. The approximately 27.08 acre property is generally located on the south side of Ryan Road, approximately 600 feet west of Roxbury Street, in the City of Denton, Denton County, Texas. (FP19-0011, Parkvue by Toll Brothers, Ph. 1, Cindy Jackson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Site Location Map](#)
[Exhibit 3 - LLC Member List](#)
[Exhibit 4 - Final Plat](#)

- C. [FP19-0014](#) Consider a request by Kimley Horn & Associates representing Toll Southwest LLC, for approval of a Final Plat of Parkvue by Toll Brothers, Phase 2. The approximately 17.09 acre property is generally located on the south side of Ryan Road, west of Duffy Way, in the City of Denton, Denton County, Texas. (FP19-0014, Parkvue by Toll Brothers, Ph. 2, Cindy Jackson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Site Location Map](#)
[Exhibit 3 - LLC Member List](#)
[Exhibit 4 - Final Plat](#)

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PZ19-266](#) Consider and appoint a member for the Planning and Zoning Commission Chair and Vice-Chair positions.
- B. [PZ19-268](#) Consider a request by Commissioner Cole to reclassify his absence on August 21, 2019 as excused.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Article III - Boards Commissions and Committees](#)

- C. [HLC19-030a](#) Consider making a recommendation to City Council regarding a Resolution adopting the vision, value statements, goals, policies, recommendations, and the implementation matrix proposed in the Denton Historic Preservation Plan. (HLC19-030a, Historic Preservation

Plan, Roman McAllen)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Draft Denton Historic Preservation Plan.pdf](#)

5. PUBLIC HEARINGS

This notice authorizes the Planning and Zoning Commission to recommend and City Council to approve a different zoning district which is equivalent to or more restrictive than that which is requested by the applicant, as the different district may not have a maximum structure height, floor area ratio, or density that is higher than the one requested or be nonresidential when the request is for a residential use or vice versa. The different zoning district must be deemed consistent with the Comprehensive Plan and the Future Land Use Plan.

- A. [Z18-0013a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request to assign an initial zoning designation of Neighborhood Residential Mixed Use (NRMU) on approximately 6.71 acres of land and to rezone approximately 11.359 acres of land from Neighborhood Residential 1 (NR-2) to Neighborhood Residential Mixed Use (NRMU). The subject site is generally located at the northeast corner of the intersection of U.S. 377/Fort Worth Drive and Brush Creek Road, in the City of Denton, Denton County, Texas. (Z18-0013, Brush Creek Apartments, Cindy Jackson) STAFF HAS REMOVED THIS ITEM FROM THE AGENDA AND IT WILL BE RESCHEDULED TO A FUTURE MEETING.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

- B. [FR19-0011](#) Hold a public hearing and consider a residential replat of Lot 1, Block A of the Brazeel Addition to create two lots. The approximately 4.994-acre property is generally located at the southeast corner of the intersection of Fort Worth Drive and Wildflower Place, in the City of Denton, Denton County, Texas. (FR19-0011, Brazeel Addition, Sean Jacobson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Site Location Map](#)
 [Exhibit 3 - Final Replat](#)
 [Exhibit 4 - Public Notification Map](#)

- C. [FR19-0007](#) Consider a request by Teague Nall & Perkins, representing the City of Denton, for approval of a Final Replat for Lot 4R, Block 1, Fire Station No. 8 Addition. The approximately 5.86-acre site is generally located on the northeast side of Colorado Boulevard, approximately 280 feet southeast of the intersection of Colorado Boulevard and Brinker Road in Denton County, Texas (FR19-0015, City of Denton Fire Station No. 8, Karina Maldonado)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Site Location Map](#)
 [Exhibit 3 - Final Replat](#)

- D. [AESA19-0001d](#) Hold a public hearing and consider making a recommendation to the City Council regarding a request by Fisher59 Properties LLC. for an Alternative Environmentally Sensitive Area Plan for approximately 49.9-acres of land generally located on the north side of West University Drive and west of North Masch Branch Road in the City of Denton, Denton County, Texas. (AESA19-0001, Fisher 59, Hayley Zagurski). THIS ITEM HAS BEEN POSTPONED FROM THE AUGUST 21, 2019 PLANNING AND ZONING COMMISSION MEETING.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Aerial Map](#)
[Exhibit 4 - Zoning Map](#)
[Exhibit 5 - Alternative ESA Plan](#)
[Exhibit 6 - Applicant Narrative](#)
[Exhibit 7 - Preliminary Plat](#)
[Exhibit 8 - Notification Map and Response](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ19-273](#) Planning and Zoning Commission project matrix.

Attachments: [2019 Matrix](#)

7. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Planning & Zoning Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Planning and Zoning Commission reserves the right to adjourn into a Closed Meeting on any item on its Work Session or Regular Session agenda consistent with Chapter 551 of the Texas Government Code, as amended, including without limitation, Sections 551.071-551.086 of the Texas Open Meetings Act.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Denton, Texas, on the _____ day of _____, 2019 at _____ o'clock (a.m.) (p.m.)

CITY SECRETARY

NOTE: THE CITY OF DENTON CITY COUNCIL WORK SESSION ROOM AND COUNCIL CHAMBERS ARE HANDICAP-ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT A SIGN LANGUAGE INTERPRETER CAN BE SCHEDULED THROUGH THE CITY SECRETARY'S OFFICE.